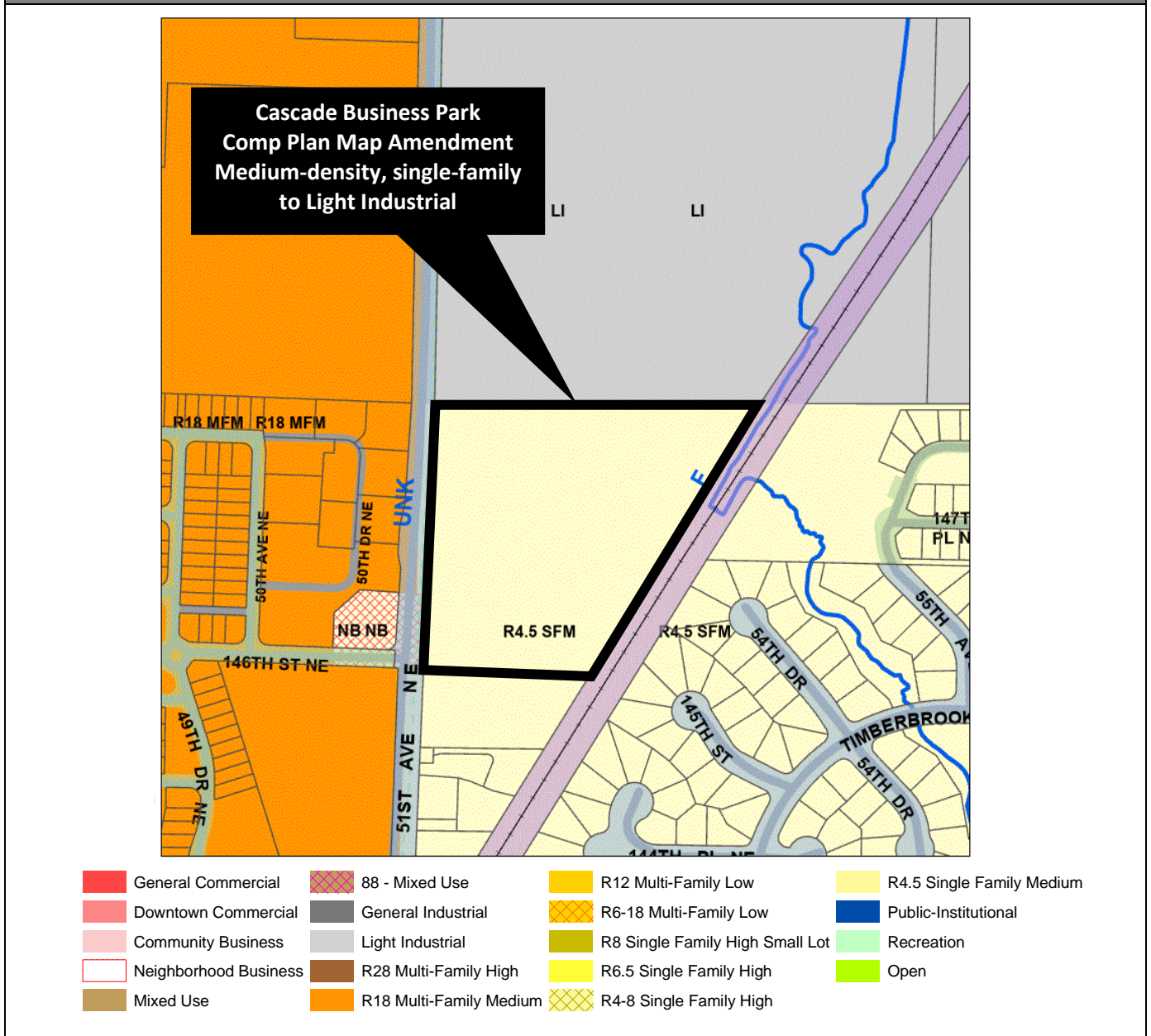


STAFF REPORT - Cascade Business Park Comp. Plan Map Amendment

Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Mon - Fri 7:30 AM - 4:00 PM

PROJECT INFORMATION										
Project Title	Cascade Business Park – Comprehensive Plan Map Amendment				Date of Report	January 5, 2022				
File Number	PA21-001				Attachments	See Section 3.0 for links to Exhibits				
Administrative Recommendation	Approve the NON-PROJECT ACTION citizen-initiated Comprehensive Plan Map Amendment and Concurrent Rezone of a 10.18 acre parcel of property from Medium-density, Single-family (R-4.5) to Light Industrial (LI), subject to the condition outlined in Section 2.0.									
BACKGROUND SUMMARY										
Applicant	NP Arlington MIC Industrial, LLC									
Request	The applicant is requesting approval of a NON-PROJECT ACTION citizen-initiated Comprehensive Plan Map Amendment and Concurrent Rezone of a 10.18 acre parcel of property from Medium-density, Single-family (R-4.5) to Light Industrial (LI).									
SEPA Status	A SEPA Determination of Non-Significance was issued on November 29, 2021. The appeal period expired December 13, 2021; no appeals were filed.									
Location	East side of 51 st Avenue NE between the 14600 and 14800 Block				APN(s)	31053400300300				
Acreage (SF)	10.18 acres (443,440 SF)				Section	34	Township	31N	Range	05E
Comprehensive Plan	SFM	Zoning	R-4.5	Shoreline Environment			N/A			
Water Supply	Current	Proposed		Sewer Supply	Current		Proposed			
	None	None			None		None			
Present Use of Property	Vacant farmland									
REVIEWING AGENCIES										
Marysville	Local Agencies & Districts			State & Federal		County		Other		
<input type="checkbox"/> Building <input type="checkbox"/> Fire District <input checked="" type="checkbox"/> Engineering Services <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input type="checkbox"/> Police <input checked="" type="checkbox"/> Public Works	<input checked="" type="checkbox"/> Arlington (city) <input type="checkbox"/> Arlington Airport <input type="checkbox"/> Community Transit <input type="checkbox"/> Frontier <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> PUD No. 1			<input type="checkbox"/> BNSF <input checked="" type="checkbox"/> COMMERCE <input checked="" type="checkbox"/> DAHP <input checked="" type="checkbox"/> DOE <input type="checkbox"/> US Army Corp of Engineers <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT		<input type="checkbox"/> Health District <input checked="" type="checkbox"/> Planning <input type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works <input type="checkbox"/> <input type="checkbox"/>		<input type="checkbox"/> Puget Sound Clean Air <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes		
ACTION										
<input type="checkbox"/> Administrative <input type="checkbox"/> City Council <input type="checkbox"/> Quasi-Judicial <input checked="" type="checkbox"/> Planning Commission										
Date of Action	January 11, 2022 <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> Continued									
STAFF CONTACT										
Name Chris Holland Title Planning Manager Phone 360.363.8207 E-mail cholland@marysvillewa.gov										

SURROUNDING USES			
	Comprehensive Plan	Zoning	Land Use
Site	Medium-density, Single-family	R-4.5	Vacant farmland
North	Light Industrial	LI	Vacant farmland and farm house
East	Medium-density, Single-family	R-4.5	BNSF Railway and Timberbrook single-family subdivision
South	Medium-density, Single-family	R-4.5	Emmanuel Baptist Church
West	Medium-density, Multi-family	R-18	McKendree Park Condominium Community



1.0 FINDINGS AND CONCLUSIONS

1. **Proposal:** The owner, NP Arlington MIC Industrial, LLC, requests an amendment to the City of Marysville Comprehensive Plan Land Use Map and to the Zoning Map. The 10.18 acre site is located on the east side of 51st Avenue NE between the 14600 and 14800 Block and is identified as Assessor Parcel Number (APN) 31053400300300. The proposal is to change the land use designation from Single-family, Medium Density to Light Industrial and the zoning from LI to R-4.5. The property is currently vacant farmland.

A separate PROJECT-ACTION Preliminary Binding Site Plan was approved for the applicant, which included subdividing approximately 311 acres into eleven (11) lots and construction of seven (7) new industrial buildings, totaling approximately 2,915,303 SF (See File No. PA21-006).

2. **Process:** The request is part of the annual comprehensive plan docket process identified by project number PA21-001 with the required review process specified in WAC 365-169-640 *Comprehensive Plan Amendment Procedures* and Marysville Municipal Code (MMC) Chapter 22G.020, *Procedures for Legislative Actions*.

3. **Public Notice:** The applicant filed the docket request on June 16, 2021 and public notice was provided in accordance with MMC 22G.010.090. Subsequent to providing public notice, the applicant held a public meeting via Zoom on July 19, 2021 at 5PM. The only attendees were the applicant, applicant representatives and Marysville city staff. No members from the public or other agencies attended the public meeting.

Public Notice of the Public Hearing before the Planning Commission was provided in accordance with MMC 22G.020.060, including publication in the Everett Herald on December 28, 2021, scheduling a public hearing before the PC on January 11, 2022 at 6PM. Two signs were posted on the subject property, and the public hearing notice was mailed to property owners located within 300 feet of the subject property, posted at the Marysville and Lakewood Post Offices, on Channel 21 and the city's website.

4. **Interjurisdictional Coordination:** Staff provided 60-day notice of the proposal to state agencies via the Washington State Department of Commerce (DOC) on November 30, 2021 and it was processed by DOC with Submittal ID 2021-S-3435. As of the date of this staff recommendation, no comments have been received from state agencies.

5. **State Environmental Policy Act (SEPA):** A SEPA NON-Project Action environmental checklist for the proposal was completed by the applicant and a Determination of Non-Significance was issued on November 29, 2021. A fourteen (14) day public comment and appeal period expired on December 13, 2021. No appeal was filed.

6. **Public Comment:** One public comment was received from The Tulalip Tribes – Natural Resources Department, dated December 8, 2021, regarding stormwater treatment and protection of critical areas for the PROJECT Action Cascade Industrial Park Binding Site Plan, which included subdividing approximately 311 acres into eleven (11) lots and construction of seven (7) new industrial buildings, totaling approximately 2,915,303 SF. The Binding Site Plan received preliminary approval on May 12, 2021.

No public or agency comments were received on the NON-PROJECT Action Comprehensive Plan Map Amendment and Concurrent Rezone.

7. **Analysis and Criteria:** On January 29, 2021 a Project Action application was filed with the City of Marysville requesting approval of a Binding Site Plan (BSP), subdividing approximately 311-acres into 11 lots and construction of 7 new industrial buildings,

totaling approximately 2,915,303 SF. The applicant also proposed to fill a number of regulated wetlands and relocate Edgecomb Creek along the west boundary of the existing BNSF Railway within Tract 998. The Preliminary BSP was approved on May 12, 2021.

The Comprehensive Plan designation for the majority of the Project Action application is Light Industrial (LI) with the exception of APN 31053400300300, which is designated as Single-family, Medium-density (R-4.5). Industrial uses are not permitted in the R-4.5 zone. In order to develop this parcel with industrial uses, a Comprehensive Plan Map amendment and concurrent rezone is required to be reviewed by the Planning Commission and approved by Marysville City Council.

The proposed map amendments have been evaluated for consistency with the GMA Planning Goals outlined in RCW 36.70A.020 that encourages development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.

The proposed map amendments would implement the following City of Marysville Comprehensive Plan Policies:

Land Use Policy LU-4: Encourage growth that will transform Marysville from a residentially dominated community to one that provides a balanced, though not equal, proportion of both residences and employment. This will include the Marysville-Arlington Manufacturing Industrial Center (MIC) and the Smokey Point Master Plan Area as a major employment center.

Land Use Policy LU-5: Encourage citizen participation in all decisions affecting growth in the community.

Land Use Policy LU-9: Encourage a harmonious blend of opportunities for living, working, and culture for the residents of Marysville through planned retention and enhancement of its natural amenities; by judicious control of residential, commercial, and industrial development; and by recognition of the City's role in the region.

Industrial Land Use Policy LU-163: Limit industrial development to Urban Growth Areas.

Industrial Land Use Policy LU-164: Urban level facilities and services must be provided prior to, or concurrent with, development to mitigate the subsequent impacts of industrial developments. These services, include, but are not limited to, sanitary and storm sewers, water, police and fire protection, and roadways.

Industrial Land Use Policy LU-165: Encourage the availability of local employment opportunities by fostering the retention and development of long-term working or trading activities that create or add value to the community.

Industrial Land Use Policy LU-167: Locate industrial development in compact, well-defined centers within Urban Growth Areas.

Industrial Land Use Policy LU-168: Require that industrial development sites have good access, adequate public facilities and services, suitable topography and soils, and minimum impact on residential areas.

Industrial Land Use Policy LU-169: Minimize the impact of industrial developments on adjacent land uses through appropriate landscaping, screening, buffers, graduated land use intensity, and similar methods.

Industrial Land Use Policy LU-175: Support the development and growth of the Marysville-Smokey Point MIC by supporting a concentrated manufacturing and industrial base and by planning for future growth and infrastructure improvements.

Economic Development Policy ED-1: Through its plans, regulations, infrastructure investments, and public services encourage more manufacturing, wholesale, retail, warehouse, distribution, assembling, processing, producer's services, office-using and high technology firms to locate within Marysville.

Economic Development Policy ED-4: Separate and buffer newer commercial and industrial areas from residential areas.

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The proposed Comprehensive Plan Map Amendment from Single-family, Medium Density to Light Industrial and Concurrent Rezone from LI to R-4.5 is supported by the Comprehensive Plan Policies outlined above and would be compatible with the PROJECT Action Cascade Industrial Park BSP. Additionally, the proposed map amendment and concurrent rezone is compatible with and mitigates any adverse impacts upon existing or anticipate land uses in the immediate vicinity.

2.0 STAFF RECOMMENDATION

Staff recommends the Planning Commission hold a public hearing on the annual docket request on ***Tuesday, January 11, 2022 at 6:00PM***. Following the public hearing, and subject to change based on testimony heard, Staff recommends the Planning Commission forward a recommendation of **APPROVAL** to Marysville City Council, amending the Comprehensive Plan Map from Single-family, Medium Density to Light Industrial and the zoning from LI to R-4.5, subject to the following condition:

The applicant shall be required to dedicate right-of-way for the ultimate design width of 51st Avenue NE, as approved by the City Engineer, pursuant to MMC 12.02A.110(1)(d).

3.0 EXHIBITS

The following Exhibits can be accessed electronically via the links provided in the exhibit headers below. Exhibits 1 through 15 are for the NON-PROJECT Action Comprehensive Plan Amendment Request. Exhibits 16 through 26 are part of the PROJECT Action Binding Site Plan and are for informational purposes and to show the proposed future development of Cascade Business Park.

Cascade Business Park NON-PROJECT Action Comp. Plan Amendment Exhibits

- Exhibit 1: Land Use Application
- Exhibit 2: Comprehensive Plan Map Amendment Response Form
- Exhibit 3: Legal Description
- Exhibit 4: Vicinity Map
- Exhibit 5: Land Use Map
- Exhibit 6: Cascade Business Park PROJECT Action Parcels
- Exhibit 7: SEPA Checklist
- Exhibit 8: Title Report
- Exhibit 9: SEPA DNS

- Exhibit 10: Department of Commerce Acknowledgement Letter
- Exhibit 11: Tulalip Tribes Comment Letter
- Exhibit 12: Notice of Public Hearing
- Exhibit 13: Applicant's response to Tulalip Tribes Comment Letter
- Exhibit 14: Staff Recommendation
- Exhibit 15: DRAFT PC Recommendation

Cascade Business Park PROJECT Action Binding Site Plan Exhibits

- Exhibit 16: Geotechnical Report
- Exhibit 17: Cultural Resources Assessment
- Exhibit 18: Noise Study
- Exhibit 19: Critical Areas Assessment Report
- Exhibit 20: Critical Areas Mitigation Plan
- Exhibit 21: Traffic Impact Analysis
- Exhibit 22: Traffic Impact – Phase Analysis
- Exhibit 23: Preliminary Binding Site Plan
- Exhibit 24: Full Binding Site Plan Set
- Exhibit 25: SEPA MDNS
- Exhibit 26: Binding Site Plan Approval